

136.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,661,700 / 1,661,700

APPRAISED:

USE VALUE:

ASSESSED:

1,661,700 / 1,661,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36		KENSINGTON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: FENNER JASON R & JULIE A	
Owner 2:	
Owner 3:	

Street 1: 36 KENSINGTON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: 34 KENSINGTON ROAD LLC -

Owner 2: -

Street 1: 55 LINDALL STREET

Twn/City: DANVERS

St/Prov: MA Cntry

Postal: 01923

**NARRATIVE DESCRIPTION**

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3744 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6010		Sq. Ft.	Site		0	90.	1.00	10									540,273						540,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6010.000		1,120,700		700		540,300		1,661,700						87774	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					08/29/17	

**USER DEFINED**

Prior Id # 1:	87774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	11:00:33
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 136.0-0005-0015.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,120,700	700	6,010.	540,300	1,661,700		Year end	12/23/2021
2021	101	FV	1,084,600	700	6,010.	540,300	1,625,600		Year End Roll	12/10/2020
2020	101	FV	1,082,400	700	6,010.	540,300	1,623,400	1,623,400	Year End Roll	12/18/2019
2019	101	FV	840,400	700	6,010.	570,300	1,411,400	1,411,400	Year End Roll	1/3/2019
2018	101	FV	765,000	0	6,010.	420,200	1,185,200	1,185,200	Year End Roll	12/20/2017
2017	101	FV	765,000	0	6,010.	402,200	1,167,200	1,167,200	Year End Roll	1/3/2017
2016	101	FV	765,000	0	6,010.	372,200	1,137,200	1,137,200	Year End	1/4/2016
2015	101	FV	828,700	0	6,010.	312,200	1,140,900	1,140,900	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
34 KENSINGTON R	63648-592		5/22/2014		1,185,000	No	No		
MAHONEY WILLIAM	62547-520		8/29/2013	Change>Sale	440,000	No	No		
EVERS MICHAEL G	62013-563		6/14/2013	Mult Lots	845,000	No	No		
SOYLEMEZ EKREM,	58074-80		12/13/2011	Mult Lots	795,000	No	No		
LAAGE THOMAS	51493-583		7/28/2008	Mult Lots	920,000	No	No		
	15913-530		12/1/1984	Forclosure	212,000	No	No	G	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/5/2017	522	Add Bath	50,174	O				Finish Bsmt add 3	8/29/2017	Inspected	HS	Hanne S
8/30/2013	1315	New Buil	284,800	O					5/14/2015	SQ Returned	MM	Mary M
									3/26/2014	Info Fm DEED	MM	Mary M
									2/26/2014	Info Fm Prmt	EMK	Ellen K
									11/4/1999	Vacant Lot	266	PATRIOT

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6	- Colonial			Full Bath: 2	Rating: Good			646-8916.													
Sty Ht: 2	- 2 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																
Prime Wall: 2	- Clapboard			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 9	- Standard			<b>OTHER FEATURES</b>																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1											
Color: Green				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 2	Rating: Average			Other													
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating: Average			Upper													
Grade: B - Good				<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 2014	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G19	Fact: .			Floor:				Totals	RMS: 6	BRs: 4	Baths: 2	HB: 1									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.4 %																
Prim Int Wal 2	- Plaster			Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition:				Special:		%															
Prim Floors: 3	- Hardwood			Override:		%															
Sec Floors:		%		Total:	0.4 %																
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ: 130.00																	
Bsmnt Gar:				Size Adj.: 0.98914725																	
Electric: 2	- Good			Const Adj.: 1.51484847																	
Insulation: 2	- Typical			Adj \$ / SQ: 194.793																	
Int vs Ext:				Other Features: 133812																	
Heat Fuel: 2	- Gas			Grade Factor: 1.33																	
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																	
# Heat Sys: 2				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 1125163																	
% Com Wal	% Sprinkled			Depreciation: 4501																	
				Depreciated Total: 1120662																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 136.0-0005-0015.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
2	Frame Shed	D	Y	1	6X12	A	AV	2014	0.00	T	4	101									
19	Patio	D	Y	1	10X15	A	AV	2014	4.75	T	5	101			700		700				
More: N	Total Yard Items:	700	Total Special Features:						Total:						700						